



MEETING MINUTES

Housing Authority of Mono County

Board of Supervisors Chambers

REGULAR MEETING

County Courthouse
Bridgeport, California 93517

March 11, 2008

11:05 a.m. **Meeting Called to Order by Supervisor Hunt**

OPPORTUNITY FOR THE PUBLIC TO ADDRESS THE HOUSING AUTHORITY

No one speaks

- 1) **Approval of Minutes**
M08-002 Regular Meeting of January 15, 2008.
(*Bauer/Farnetti 4-0 Abstain: Reid*)
- 2) **Commission Member Reports**
No reports were given
- 3) **Strategic Planning Workshop (Dewey Bandy, California Coalition for Rural Housing)**
Power point presentation. Purpose of workshop to learn how other rural and resort PHAs are responding to housing challenges similar to Mono County and to identify possible lessons and applications for the Mono County PHA.
ACTION: Conduct strategic planning workshop: Trends and Innovations in Rural Housing Authorities—Lessons from the Field. Provide any desired direction to consultant/staff.
What are the possible areas of focus for the Mono PHA.
Comments by Supervisor Hunt questioning whether Board should be more proactive and start setting goals, etc. such as what needs to be done, what means can accomplish these programs and policies and try to look 10 years ahead....what might happen. Staff should have a dedicated focus. Need director it is too much of a burden for Department of Community Development but need dedicated director for this or a dedicated staff person within the CDD for PHA. Hunt asks if Bandy recommends contracting out for "director" - could contract out for someone else to run it – but it would require a sense of what county expects from Housing Authority. Could contract with another entity for all or part.
Supervisor Bauer would like to see an organizational structure. Draft/model of how it might work. Board needs ideas on how to proceed – need template to work with.
Supervisor Reid asks if needs assessment has been done between work force housing and affordable housing. Director Burns states we have this info but it is a few years old now. Reid asks if there is a way to determine which we need more – affordable or work force. Burns states it has been determined that work force housing is the higher priority. Reid feels we need dedicated funding

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and dedicated staff.

Supervisor Farnetti feels that there are some things in place but asks staff what next step should be? What are the frustrations of staff in dealing with this? Burns agrees that a dedicated staff is needed because Comm. Development Department does not have the staff to accomplish a push forward. CDD has always maintained that their staff is a “temporary” solution to manage PHA issues. Need someone with more expertise than present staff has been exposed to.

Supervisor Hazard agrees that matter needs to be “fine tuned” – many questions and refined discussions are needed. Need to look at multiple models. Need a lot more discussion on this matter.

Supervisor Hunt feels that we have to work closely with Mammoth Lakes Housing Authority

Supervisor Bauer states that we have been talking about the same issues over and over – market is falling now. There are places in June Lake that are empty and not being rented. What do people expect from affordable housing? Do they expect to rent houses for the same price as 10 years ago? There is a lack of a “full” plan. We need exact program – communities do not understand the basic concepts.

Education for communities is most important. Need to decide what programs we will be involved in before we can educate communities. Supervisor Bauer states that we have done this – but communities need to hear what has been done and what the ordinance means.

Supervisor Hunt states that when we first started HA advocacy and education were indeed the focus point and Board members did in fact go to communities and explain as did CDD.

Mr. Bandy will present organizational draft, source of funding, initial activities to engage in, model of what housing authority would look like.

Supervisor Hazard feels that each community needs to be inventoried as to their needs. Each community is different. Housing strategy plans for each community could be one of the first steps – either staff person or hire an outside person. Starting point is modest but crucial activities – like need of each community for housing . Does Mammoth Housing Authority have staff and could they perform the community needs per our contract with them? CDD could assist in transitioning to dedicated staff, department. Burns states that his staff could assist.

Supervisor Reid – which comes first needs assessment or organizational structure?

Bandy requests direction on what Board wants at next meeting: If Board wants to look at needs it is alright to put contract on hold for now or he can work with CDD to determine what next step is....how can California Coalition for Rural Housing help?

CDD can supply prior housing needs assessment and provide to CCRH to enable them to develop an organizational plan. They can't do a needs assessment under this program.

Supervisor Hazard is concerned about creating a new department within the county.

Supervisor Reid does not feel that Mr. Bandy should come back until we determine needs, etc. so that Bandy can then come back with Organizational Structure after needs are provided. There is an older Housing Needs assessment at this time that can be provided by CDD. There are grant funds available to assist in further needs assessments, etc. County needs structure that might work for our particular situation. Start up structure – what would it look like, how staff funded, what other players would be involved.

Bandy suggests that he skip a meeting and attend May meeting so that he would have more time to create a “start up” model, etc. Needs to get more input from individuals and will need more time. He will focus on “how” to get the job done – what method is best.

Break: 1:00 p.m.

Reconvene: 1:15 p.m. (Supervisor Bauer leaves)

- 4) Election of Chair and Vice Chair (**Commission Members**)
ACTION: Conduct election for 2008 Chair and Vice Chair.
M08-003 Nomination for Hunt for chair and Farnetti for Vice Chair.
(Reid/Hazard Absent: Bauer 4-0)
- 5) Mono Basin RPAC Affordable Housing Assistance Request (**Chris Lizza, Chairman, Mono Basin RPAC**)
Comments from Chris Lizza, Lisa Cutting , Tim Hansen
Mono Basin RPAC members want to move forward and use the needs assessment information that has already been done. They want housing to start in Lee Vining. It is a small community and the Housing Authority could move ahead with this community after they determine where they want affordable housing to be located in their community. RPAC wants to do what is possible and use the land that is available.
Supervisor Hazard: comments regarding District 2 housing needs as they relate to Lee Vining and those needs.
County Couse Marshall Rudolphl comments: If particular parcels are identified as DWP he could make a call as to availability of a lease, amount, length of time, etc.
Supervisor Reid asks Lizza what he means by seeing what parcels they might use? Lizza means that they want to pursue to parcel that “works” and one where steps would move quickly.
Lisa Cutting feels plan that has been developed is very comprehensive and the RPAC wants to move ahead identifying parcels and act within consultants report.
Project size will be a major factor –
Supervisor Farnetti: willing to contact agencies and see what can be done to move the Lee Vining project along.
Supervisor Hunt: Could see a letter of support to all of the agencies that own specific parcels of land from Board. Feels that DWP might be open to a discussion re parcel in Lee Vining
- ACTION:** Consider request for support of, and/or assistance to provide, affordable housing in the Mono Basin; provide direction to staff.
Committee would come up with list of parcels (need parcel number, etc.) and entities that are being considered and then have our staff (County Counsel and Community Development Director) send out letters to entities to determine if parcels are available and other information. RPAC does not have means to find out the specifics of each parcel. RPACs need help.
Tim Hansen suggests having 2 or 3 parcels in mind, one being Conway Ranch County Counsel has researched grants re this property involving the Trust for Public Lands. Does Board want County Counsel to determine what is allowed re grants. Board needs to know options – do they want to develop subdivision on Conway Ranch? County Counsel will write letters. Can county use land to build affordable housing?
Supervisor Farnetti feels that Board needs to have a broader discussion and find out for sure what is allowed re Conway Ranch. Can we use it for other than purposes stated in grant or can we only pay grant back? County Counsel will contact TPL.
Supervisor Hazard wants to find out all options re Conway land.
- Mammoth Housing is a resource for this kind of info and has the knowledge and info that is needed. They state they will consider request if asked.
Board agrees that this RPAC has been very involved and determined in the process and that Lee Vining would make an ideal starting point.
- 6) 2007 Housing Statistics Workshop (**Larry Johnston, Assistant Community Development Director**)

Statistical review; permits issued in 2007 per community; 5 year statistic 2005 is biggest year of record for permits issued; average permits per year issued is 42. Parcel maps coming in after July 2006 – 9 maps submitted, 2 approved. Housing costs by area – single sales by community.

ACTION: Conduct workshop; provide any desired direction to staff.

ADJOURN: 3:30 p.m.

The Housing Authority may meet in special session on **April 8, 2008**, in the Board of Supervisors Chambers, County Courthouse, Bridgeport, California.

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